



Deer Creek Newsletter

June 2024

All the News that Print can Fit

2024 Board of Directors

Sharon Wood 2089 Silver Creek Dr. saw.dchoa@gmail.com	President 2022-2025
Kim Hermann 2066 Silver Creek Dr. kjhermann@hotmail.com	Vice President 2021-2024
Heather Evans 2262 Fieldcrest Dr. hevans719@gmail.com	Secretary 2022-2025
Camille Blakely 2102 Silver Creek Dr. cblakely@adproresults.com	Treasurer 2023-2026
LeRoy Willener 1923 Snowflake Dr. polarisleroy@comcast.net	Member at Large 2023-2026

HOA Contacts

Michael Atencio michaela@diversifiedprop.com	Diversified Mgmt.
Sharon Wood saw.dchoa@gmail.com	Design Review
Rick White rwhite3572@gmail.com	Newsletter
Republic Services www.republicservices.com	Trash Company (844)737-8254
HOA Website www.deercreekcos.com	

Annual Garage Sale & Picnic!

Saturday, June 8th, 8 am - 3 pm

We hope you will participate in the annual neighborhood garage sale and picnic on Saturday, June 8th. Advertisements will be posted inviting shoppers to take advantage of the community-wide sale running from 8 am to 3 pm. Picnic festivities will then commence at noon on Coldstone Way. Please come meet your neighbors and join us for music, food, games, and fun at this once-a-year event. Meats and drinks will be provided by the HOA. Residents are kindly asked to bring a side dish of their choosing or one recommended below. See you there!

- Chips - Laurel Creek & Blueridge
- Pasta Salad - Coldstone & Silver Creek
- Veggies - Cloudy Creek & Snowflake
- Fruit - Fieldcrest Dr.

Picnic Volunteers Sought!

Volunteers are sought to help set-up and clean-up this year's picnic. Please contact Mike Hendricks at (347) 909-0507.

Management Change

In case you missed it, Diversified Management was bought out by RowCal, a young (2018) property management firm based in Denver. As a consequence, Deer Creek's contract (exp. 2026) will rollover to the new firm and their accounting system effective June 1st. This means residents will need to obtain new accounts with RowCal to continue making electronic payments. Instructions will be sent to you directly. To be sure, RowCal will also continue to accept mailed payment by check, and Michael Atencio will continue to serve as our management agent. However, you can also expect more changes including website and email addresses. We will keep you updated through this newsletter and on our website, www.deercreekcos.com.

2024 HOA Calendar

#	Event	Date	Time	Location
1.	1Q Board Meeting	13 Feb 24	6:30 pm	2102 Silver Creek
2.	2Q Board Meeting	14 May 24	6:30 pm	2089 Silver Creek
3.	Annual Garage Sale & Picnic	8 Jun 24	8 - 3 pm	Coldstone Way
4.	3Q Board Meeting	13 Aug 24	6:30 pm	TBD
5.	Annual Homeowners Meeting	10 Oct 24	6:00 pm	Library 21c
6.	4Q Board Meeting	12 Nov 24	6:30 pm	TBD



Design Review Committee

Don't forget to contact the Design Review Committee BEFORE making exterior changes to your home. DRC will ensure your plans don't run afoul of community standards (available at your HOA website). Send your request to Michael Atencio at Diversified Property Management, michaela@diversifiedprop.com. It's easy and it's free, and it will save you a lot of headaches later.

Visit us at www.deercreekcos.com (no login necessary)

Community Contacts

- ⇒ Emergency? Call 911
- ⇒ Non-Emergency? Call CSPD, 719.444.7000
- ⇒ Noisy Pets? Call ALE, 719.302.8798
- ⇒ Snowy Sidewalk? Code Enforce: 719.444.7891
- ⇒ Injured Wildlife? Call CP&W, 719.227.5200
- ⇒ City Rep: D2, Randy Helms, 719.385.5493
- ⇒ County: D1, Holly Williams, 719.520.6411

Deer Creek HOA Financial Highlights

March 2024 - Year-to-Date Summary	
Homeowner Assessments	56,575
Other Income	629
Total Income	57,204
Trash Services	7,511
HOA Management Fees	3,944
Other Operating Expenses	491
Total Expenses	11,945
Operating Income - 3-31-24	45,259
Operating Income - 3-31-23	41,193
Cash Position	
Operating Cash at 3-31-24	49,328
Certificates of Deposits - 3-31-24	42,132
Cash Reserves at 3-31-24	1,433
Total HOA Cash 3-31-24	92,893
Total HOA Cash 3-31-23	91,885

Board Meeting Highlights

The HOA Board of Directors conducted their quarterly meeting 6-8 pm Tuesday, May 14, at 2089 Silver Creek Dr. Highlights as follow:

- 2024 HOA expenditures tracking with budget projections;
- Mike Hendricks organizing 2024 HOA Garage Sale & Picnic;
- Farmers Insurance rates slightly reduced over last year;
- Common area mowing contracted to AD Lawn & Landscaping;
- Diversified Management bought out by RowCal.

Damage from Fiber Installation?

On May 9th, Colorado Springs Utilities admitted the damage and disruption their new fiber installation is causing the city. To their credit, they announced plans to improve their notification and response procedures, including having local landscape companies perform restoration (previous work was done by the fiber companies themselves). Towards this end, if you still have damages from the fiber installation performed last year, you may report it using the new CSU "intake form" at <https://www.csu.org/Pages/Fiber.aspx>, or by calling (719) 448-4800.

End-of-School Bash a Smash!

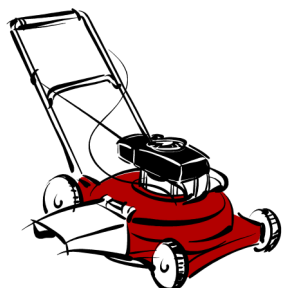
The End-of-School Celebration held Saturday, May 18th was a smashing success! About two dozen children participated in the fun and games organized by Mike Hendricks and volunteers. Sadly, wind and weather put a premature end to the event. View more pictures at our website, www.deercreekcos.com.



Please contact a Board member if you are interested in helping with the Annual Garage Sale/Picnic

Reliable Lawn Care

James Knapp on Fieldcrest Dr. is a motivated TCA sophomore now taking appointments for lawn care. You can schedule weekly or one-time service. James offers quality mowing and trimming starting at \$40 for most lawns. Call or text him at **(719) 445-7346** to schedule today! (Corrected Number)



Field-of-Dreams Initiative

Want to help improve our common areas? Contact Kim Caves about the South Common Area, kpietszak@gmail.com.

"Home is a place you grew up wanting to leave, and grow old wanting to get back to."
 – John Ed Pearce